

## CAPSULE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue, and later Central Avenue were laid out for accessibility to lots ready for public development.

This is one of two houses built for the purpose of housing several families in the west Towson area; an example of an early 20th century apartment building. This late Victorian structure is one of four in the Towson area which employs local red sandstone on the first level with frame upper levels. It remains as one of only two houses in the 300 block of W. Chesapeake Avenue.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

300 W. Chesapeake Ave.

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

**4 OWNER OF PROPERTY**

NAME

Thomas A. Mehring

Telephone #: 687-8089

STREET & NUMBER

106 Homberg Ave.

CITY, TOWN

Baltimore

VICINITY OF

STATE, zip code

Maryland

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 4948

Folio #: 349

STREET & NUMBER

CITY, TOWN

Towson

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

<b>CONDITION</b>		<b>CHECK ONE</b>		<b>CHECK ONE</b>	
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	DATE <u>Jan., 1979</u>
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

**Exterior Only:**

This house is somewhat similar to three other houses in the Towson area. Features that tie all four together include the red sandstone first level topped by upper frame levels. Steeply pitched gables have very deep eaves, suggesting pedimented ends. The fenestration is a regular 1/1 sash. The upper levels of this house are covered with asbestos shingles.

The main facade or south facade of this structure is very symmetrical. On both levels, centrally located doorways with side lights and a transom are flanked by two 1/1 sash windows in each bay thus making a total of five bays. Each window has white colored sandstone lintels on the first level.

Most interesting is a two story, three bay centrally located porch supporting a large gabled-end roof. The two tall columns are also sandstone. The gable-end itself has very deep eaves as the main block, tongue-and-groove soffit and a Palladian window lighting the area within.

As the main facade, the west facade is very symmetrical, being a strict four bays wide. The third level has a smaller sized pair of 1/1 in each outer bay and the gable end is lighted by a Palladian window.

The only irregularities displayed on the north facade are where some minor alterations have taken place. The outer bays remain unchanged.

The central bay of the first level is occupied by a shed roofed projection one bay deep by three bays wide. This frame projection rests on a concrete foundation. The upper level also contains a projection, this being original and projecting approximately two feet. There is only one centrally located window. This portion is topped by a gable-end roof which also has deep eaves. This area, however, does not have a Palladian window but an entrance door and window which are surrounded by a wrought iron porch supported by the shed roof addition below.

The only difference in the east facade from the west is a shed roof single story porch covering the southern two bays. The roof itself is supported by two clusters of three doric columns which cover an entrance door with transom and one window.



**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Baltimore County Land Records  
Baltimore County Tax Assessment Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

D. Owings Schultz      WAYNE L. NIELD, II

ORGANIZATION

HISTORIC TOWSON, INC.

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

BA-1742

CHAIN OF TITLE FOR # 300 W. CHESAPEAKE AVE.

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
4948	149	December 12, 1968	John W. Bramble & wife	Thomas A. Mehring
Beginning at the intersection of the north side of Chesapeake Ave. with the west side of Bosley Ave. Northerly 130 feet Westerly 100 feet Southerly 130 feet Easterly 100 feet to beginning. Known as 300 W. Chesapeake Ave.				
2563	123	September 27, 1954	Henry A. Mylander Trustee	John W. Bramble & wife
Henry A. Mylander, trustee by Last Will and Testament of Walter C. Mylander dated May 24, 1950 and recorded in Will Book JHB 238/223.				
1526	274	November 29, 1946	George L. Beneze et al	Walter C. Mylander
1430	282	January 23, 1946	C. Walter Cole & wife	George L. Beneze et al

Part of the following three deeds:

- 1) 1199 487 November 30, 1940 Grace N. Renneburg et al C. Walter Cole  
As undivided 3/5 interest.
- 2) 1411 347 December 9, 1941 William P. Cole, Jr. et al C. Walter Cole  
As undivided 5/30 interest
- 3) 1271 313 February 20, 1943 Mary B. Trout C. Walter Cole  
As undivided 1/5 interest

C. Walter Cole acquired the remaining 1/30 interest as an heir from his father William P. Cole, Sr., who died intestate September 9, 1927. (As did the above three)

626 35 October 1, 1925 Samuel A. Hampshire & wf. William P. Cole, Sr. & wf.

Being the southernmost and larger portions of three lots from W. Gill Smith to Samuel A. Hampshire:

- 1) 536    447    February 4, 1921
- 2) 542    453    July 14, 1921
- 3) 542    513    July 19, 1921
  
- 488    377    November 2, 1917    Elmer J. Cook, Trustee    W. Gill Smith

\* First, beginning on the north side of Chesapeake Ave. and the west side of Bosley Ave. Westerly 150 feet, Northerly 180 feet, Easterly 150 feet, Southerly 180 feet to beginning.

Being described in mortgage book 402/462 March 26, 1913

Secondly, beginning on the east side of Central Ave. and the north side of Chesapeake Ave. Easterly 150 feet Northerly 180 feet, Westerly 150 feet, Southerly 180 feet to beginning.

Being described in mortgage book 417/150 August 14, 1913

TAX ASSESSMENT RECORDS

W. Gill Smith

1918:

x Lot 150' x 180' Chesapeake & Bosley Aves.  
House 34' x 36'

Lot 150' x 180' Chesapeake Ave. 350' East of Highland Ave.  
House 34' x 36'  
Vehicles

1919:

x Lot 150' x 180' Chesapeake & Bosley Aves.  
House 34' x 36'

Lot 150' x 180' Chesapeake Ave. 350' East of Highland Ave.  
House 34' x 36' (unfinished)

TAX ASSESSMENT RECORDS

Grafton M. Bosley Estate

1911:

Private Avenues - Highland, Pennsylvania, Allegheny, Central & Bosley  
Frame House on Lot "D" Southwest corner of Allegheny & Central Aves.

1916:

Lot 50' x 160' North side Pennsylvania Ave. 2nd S. of Bosley  
"Clark"

Lot 75' x 120' Southwest corner Bosley & Pennsylvania Ave.  
"Merryman"

~~X~~ Lot 100' x 180' Northwest corner Bosley & Chesapeake  
"Merryman"

Lot 60' x 150' West side Bosley 2nd S. of Pennsylvania Ave.  
"Merryman"

1917:

Lot 225' x 120' Pennsylvania Ave. between Bosley & Central Aves.  
"Merryman"

Lot 150' x 180' Southwest corner Pennsylvania & Central  
"Merryman"

Lot 60' x 150' East side Central  
"Merryman"

Lot 60' x 150' Southwest corner Allegheny & Central  
Frame House "Eckel"

Lot 100' x 150' North side Pennsylvania Ave. 100' West of Central Ave.  
"Shirley"

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MORTGAGE RECORD

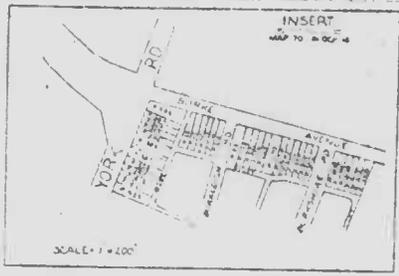
Mortgage Book 210, Folio 131 July 15, 1899

Dr. Grafton M. Bosley to the Maryland Title Insurance & Trust Company  
for \$11,500

Twelve lots situated West of Towson represented on a plat filed with  
the mortgage.

For the purpose of making accessible the said lots, the following  
Avenues represented on the plat "are hereby dedicated to public use...":

Chesapeake Avenue  
Pennsylvania Avenue  
Allegheny Avenue  
Highland Avenue  
Bosley Avenue



COPYRIGHT MAP DIVISION - 1967  
 MD DEPT OF ASSESS & TAX



**TOWSON**  
 SCALE 1" = 200'  
 DEPT. OF ASSESSMENTS & TAXATION  
 3rd FLOOR  
 100 N. CALVERT ST.  
 BALTIMORE, MD. 21202

MAP NO  
 7CA



BA-1742

SOUTH FORK

~~718~~  
300

CHESAPEAKE  
AVENUE

WAYNE NIELD II  
MARCH 1979



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EAST & SOUTH  
FACADES

300 CHESAPEAKE  
AVENUE

WAYNE NIELD II  
MARCH 1979



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SOUTH & WEST  
FARADES

300 CHESAPEAKE  
AVENUE

WAYNE NIELD II  
MARCH 1979



BA-1742

NORTH & WEST  
FACADES

300 CHESAPEAKE  
AVENUE

WAYNE NIELD II  
MARCH 1979